

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, MARCH 12, 2008**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of March 12, 2008, was called to order by Chair Mattheis at 7:00 p.m.

Present: Planning Commissioners – Cummins, Hennecke, Kiser, Olson, White, and Chair Mattheis

Absent: Planning Commissioners – Kirsten

Also Present: Planning Manager Peter Pirnejad, Deputy City Attorney Janice Magdich, Senior Planner David Morimoto, and Administrative Secretary Kari Chadwick

2. MINUTES

“February 13, 2008” & “February 27, 2008”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Kiser second, approved the Minutes of February 13, 2008 as written. (Commissioner Olson abstained from the vote because she was not in attendance at the subject meeting)

No action taken on the Cancelled Meeting minutes of February 27, 2008.

3. PUBLIC HEARINGS

None

4. PLANNING MATTERS/FOLLOW-UP ITEMS

a. Review and approve the City of Lodi Annual Housing Element Progress Report for 2007.

- Planning Manager Pirnejad gave a brief report based on the staff report.

Chair Mattheis asked if there is a way to force developers to include low and very low income housing in their projects. Planning Manager Pirnejad stated that there are inclusionary zoning codes in other Cities, but there are pros and cons to this solution. There is another option which is partner with a company to create these specific types of developments like what our Community Improvement Manager is doing with the PAM Company over on Railroad Avenue.

Commissioner Olson stated her concerns regarding the lack of information within the report. She is unable to assess if the right programs are being used to accomplish the goal of the report. She would like to know how much money came out of each program for the affordable housing units. Planning Manager Pirnejad stated that the figures can be gotten, but that is not what HCD (California Housing & Community Development) is asking for. HCD is asking for the qualitative information not which program is funding each project. Commissioner Olson stated that she can not say whether or not a good job was done on this report if she doesn't see how the funds are being utilized.

Chair Mattheis stated that he would also like to see more information in the report.

Commissioner Olson continued with her concerns. She stated that she has seen many well done inclusionary housing developments and would like to see that option looked into. She would also like to know if the infill developments are included in the report. Planning Manager Pirnejad stated that Staff does encourage infill developments. There are policies in place to help developers out with infill projects. Commissioner Olson mentioned that there is an infill grant available. Planning Manager Pirnejad stated that the Community Improvement Manager, Joseph Wood, will be working on that for the next application period.

Vise Chair Kiser asked about the Kentucky House affordable housing project. Planning Manager Pirnejad stated that the appraisal has come back and that has been what both sides have been waiting on. The next step will be to sit down with the PAM Company and agree on a contract.

Commissioner Hennecke stated that the low and very low housing units are the only short falls in the report. He added that finding people that can afford and qualify for the low and very low units is a difficult job.

Item Open To The Public

Anne Cerney, Vine Street, came forward to offer comments. Ms. Cerney handed out a copy of the CCG (Citizens for Common Ground) Citizens Alternative General Plan for LU-3 Residential Development Goal (attached) which focuses on this issue.

Item Closed To The Public

Chair Mattheis asked if staff could go back and look at the alternatives that have been mentioned here tonight. Planning Manager Pirnejad stated that he would like to send this update off to the State to avoid missing the deadline and then work on the items brought up tonight to include in the next update and possibly put them in to the policies for the next Housing Element.

Commissioner Olson asked if for this update the specifics for the CDBG monies could be added. Planning Manager Pirnejad stated yes it can and the document will be brought back at the March 26th meeting.

Commissioner Hennecke asked who makes the decision to fund one project over another. Planning Manager Pirnejad stated that all funding decisions are made by the City Council.

b. League of California Cities Planning Commissioners Handbook

- Planning Manager Pirnejad stated that the Handbook is meant to be used as a tool for all Planning Commissioners.

c. Planning Articles

d. Misc. Follow-up items

- Update on the item that Commission Cummins asked about at the last meeting regarding the grocery store ratio to population and the exact area of commercial vacant lots within the City limits. Planning Manger Pirnejad stated that that information should be covered in the Revised EIR for the Lodi Shopping Center, and if after reading that document there are still questions Randy Hatch along with the Consultant will be here to answer those for the Commission.
- Update on wall timer requested by Chair Mattheis. Planning Manager Pirnejad stated that this request was offered to the City Clerk's office which indicated that the Council had already decided not to place said timer on the wall.
- Update on the signage for the Fitness Center on Cherokee Lane. Planning Manager Pirnejad stated that this is an ongoing Code Enforcement case.

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Planning Manager Pirnejad refer to memo attachment in the packet. He pointed out a few of the highlights from the RHNA Shirtsleeve Meeting on March 4th, the CDBG highlights and the General Plan Update progress from the March 5th meeting, and the Sustainable City Program from the March 11th

Continued

Shirtsleeve meeting (more information on these items is provided in the City Council Minutes and Packets corresponding with the meeting dates).

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Planning Manager Pirnejad reported above regarding the General Plan Update. He also added that the three alternatives will be brought to a half day workshop some time in April. Planning Manager Pirnejad stated that Staff will be bringing the Development Code Summary Report to the Commission starting some time in April.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

Planning Manager Pirnejad stated that Reyes H. Jaramillo has been appointed as the new member of the committee and Roger Stafford has been reappointed to his position.

9. UPDATE ON COMMUNITY SEPARATOR/GREENBELT TASK FORCE

None

10. ART IN PUBLIC PLACES

Commissioner Olson stated that she is going to have to step down as the Planning Commissioner Rep for this committee. Planning Manager Pirnejad stated that this will be placed on the next agenda.

11. COMMENTS BY THE PUBLIC

None

12. COMMENTS BY STAFF AND COMMISSIONERS

None

13. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:05 pm.

ATTEST:

Peter Pirnejad
Planning Manager